

RESOLUTION NO. CR-27-06

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE PINNACLE CLUB CLUBHOUSE LOCATED EAST OF BUCKEYE PARKWAY

WHEREAS, on April 11, 2006, the Planning Commission recommended approval of the Development Plan for The Pinnacle Club Clubhouse, with the following stipulations:

1. Development Standards Text, Page 2: II. Standards: B. Parking: (1) *Spaces, shall read*, The Plan shows 362 parking spaces. The total of said spaces (362) shall satisfy the required parking for the clubhouse, the banquet hall, all ancillary facilities, future expansion facilities and the golf course;
2. Landscape Plan (dated 4/4/06) shall show the proposed parking peninsulas, as shown on Sheet 4/10 (site dimensional plan);
3. The traffic control signs detailed on Sheet 10/10 shall include a decorative cap at the top of each sign similar to the cap used on the signage throughout Parkway Centre;
4. A photometric plan shall be submitted, including a detail of the pole and fixture, for the proposed parking lit lighting and entrance drive lighting;
5. The Banquet Hall facility requires a separate development plan application.

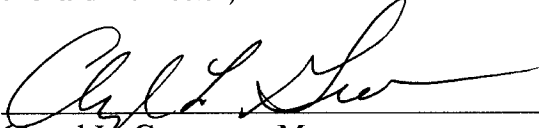
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for The Pinnacle Club Clubhouse, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Richard D. Lester, President of Council



Cheryl L. Grossman, Mayor

Passed: 05-01-06
Effective: 05-01-06

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

CL-27-06

**THE PINNACLE CLUB OF GROVE CITY
CLUBHOUSE
(SUBAREA L)**

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Applicant:

Pinnacle Development Company
of Grove City, Ltd.
145 East Rich Street, 3rd Floor
Columbus, OH 43215

DEVELOPMENT STANDARDS TEXT

February 20, 2006
Revised March 23, 2006
Revised April 5, 2006

RECEIVED

APR 06 2006

GC PLANNING COMMISSION

I. PROJECT INTRODUCTION:

This Development Standards Text (the "Text"), along with the Development Plan for The Pinnacle Club Golf Course Clubhouse dated March 2006 (the "Plan") and The Pinnacle Golf Club building plans, with last revision date of March 13, 2006 (the "Elevations") establish the development standards for the clubhouse area of Subarea L as set forth on the Development Plan dated January 19, 2004, approved by City Council on March 15, 2004, per Resolution No. CR-24-04.

II. STANDARDS:

A. Building Size; Materials:

(1). Building Size: The building comprising the clubhouse and ancillary clubhouse facilities are shown on the Plan. Building size may change to accommodate final engineering and architectural design, but shall not exceed 10,300 square feet. The building shall consist of: grill room/bar (1,726 s.f.); locker room (2,630 s.f.); pro-shop (927 s.f.); second floor gathering area (920 s.f.). Building area does not include exterior patio and roof terrace areas.

(2). Building Materials: The exterior building materials are depicted on the Elevations.

(3). Banquet Hall: It is the intention of the applicant that the building shown on the Plan as the Future Building be constructed as a banquet facility, not to exceed 9,775 s.f. So long as the banquet facility is constructed with the clubhouse approved exterior materials; is compatible with the clubhouse building; and is constructed in the same general location of that depicted, the construction of the banquet hall will not require an amendment to this Development Plan, but may be approved through an Administrative Review process.

(4). Future Expansion: The clubhouse is being designed to accommodate future expansions. Plans for future exterior expansions will be submitted to the City for amended development plan approval.

B. Parking:

(1). Spaces: The Plan shows ³⁶²~~368~~ parking spaces. The total of said spaces (³⁶²~~368~~ spaces) shall satisfy the required parking for the clubhouse, the banquet hall, all ancillary facilities, future expansion facilities and the golf course.

(2). Tournament Parking: Temporary parking on any portion of Subarea L is permitted for special events held at the clubhouse, including but not limited to golf tournaments.

(3). Setbacks:

(i). The minimum parking setback from Pinnacle Club Drive shall be thirty (30) feet from the right-of-way.

(ii). The minimum parking setback from Subareas H and A₁ shall be ten (10) feet.

C. Landscaping: The nature of the golf course with its preservation of tree stands, extensive landscaping, greens and fairways, justifies deviations from the standard landscaping requirements for typical single-family and commercial development. Therefore, the landscaping requirements shall be those set forth on the Landscape Plan approved as part of the approval of the Development Plan.

D. Fences / Entrance Feature: Any fencing along Pinnacle Club Drive shall match the existing fencing along Pinnacle Club Drive. Any entrance features to the clubhouse shall be of the same materials and scale as the entrance features to The Pinnacle Club.

E. Sales Office: A temporary sales office with temporary parking and signage shall be permitted in Subarea L, just west of the parking lot, with frontage along Pinnacle Club Drive, in accordance with Section 1137.17 of the Zoning Code. The sales office shall be used for the sale of golf memberships and/or the sale of Subarea A₁ and A₂ lots.